

M E M O R A N D U M

DATE: March 1, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0233-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 24, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(21023 Slab Bridge Road)

6th Election District

3rd Council District

Michael & Julie Eagan

Trustee/Legal Owners

Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0233-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Michael & Julie Eagan, Trustees ("Petitioners") for property located at 21023 Slab Bridge Road (the "Property"). The Petitioners are requesting variance relief from Baltimore County Zoning Regulations ("BCZR") §400.1 to allow an accessory structure (garage) to be located in the front/side yard of a 15.09 acre corner property in lieu of the rear yard and in lieu of the 1/3 area of the rear yard farthest removed from a street, and also from BCZR, §400.3 to allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner Michael Eagan appeared at the hearing along with Bruce E. Doak of Bruce E. Doak Consulting, LLC, a registered property surveyor, who prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1). There were no protestants or interested citizens who appeared.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection Sustainability ("DEPS") and from the Department of Planning ("DOP"). Those agencies did not oppose the requested relief.

ORDER RECEIVED FOR FILING

Date

By

1/25/21
J. Brignon

FACTS AND EVIDENCE

The Property is a 15.09 acre parcel which was originally part of a farm. It is zoned resource-conservation (RC-8). As shown on the Site Plan (Pet. Ex. 1) and in the aerial photo (Pet. Ex. 2), the Property abuts Slab Bridge Rd. on two (2) sides. The Property is improved with a home which sits at a 45 degree angle; it is not perpendicular to either road. (Pet. Exs. 1 and 3). One access driveway is located along the northeast side of the Property where 2 roll-off sheds and part of a concrete block foundation, can be seen in photographs. (Pet. Exs. 1-4). A well is located near the access driveway in the front/side yards; a septic reserve area is in the southeastern portion of the Property behind the home. In the eastern/rear portion of the Property, the grading drops significantly down a hill where it ends at the bottom in a stream and wetlands. (Pet. Exs. 1, 3, 4C and 4F).

The proposal here is for a detached garage to be located where the concrete block foundation is seen off the driveway. (Pet. Exs. 4A and 4E). This area is considered to be both the front and side yard of the Property. Mr. Doak testified that this particular location is necessary in order to avoid the amount of grading and additional impervious surface that would be necessary to build into the steep slope in the rear. (Pet. Ex. 4A - 4F).

The proposed garage will be a 2-story, 60 by 30 ft. structure with a height of 23 ft. (in lieu of the required 15 ft.). The proposed height will accommodate the installation of a lift (22-25 ft. clearance) needed to store items on the second floor. Additionally, the requested height is necessary to accommodate the garage roof pitch which will mirror the pitch on the house. The siding and garage doors will reflect an architectural style similar to the house. Renderings of the proposed structure were provided. (Pet. Ex. 5).

ORDER RECEIVED FOR FILING

Date

1/25/21

By

D. Mignone

DECISION

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As described above, I find that the Property is unique as a result of the following physical characteristics of the Property: the double frontage on Slab Bridge Rd., the steep slope in the rear, the location of the septic reserve area in the rear, and the stream/wetland area at the bottom of the hill. (Pet. Exs. 1 and 3). This uniqueness makes the construction of a detached garage in any location other than where it is proposed on the driveway (as reflected in the photographs) both practically impossible, and unusable, under BCZR, §400.1 (i.e. in either the rear yard or in the one-third of the lot farthest removed from Slab Bridge Rd.). I find that the proposed height of the garage is not only consistent with the architecture and roof pitch of the home, but also necessary to construct a lift for storage in the second floor of garage. I find that Petitioners would suffer a practical difficulty and an unreasonable hardship if the variance relief (as to both the location and height) is denied because the Petitioners would not be able to build a reasonably sized, useable, detached garage along the driveway. I also find that the variance relief can be granted within the spirit and intent of the BCZR and without harming the public health, safety, or welfare.

THEREFORE, IT IS ORDERED, this 25th day of **January 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §400.1 to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the rear yard, or in the 1/3 area of the rear yard farthest removed from a street, as well as

ORDER RECEIVED FOR FILING

Date

By

from BCZR, §400.3 to allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft. is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Petitioner and subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen but may contain a bathroom without a shower and shall not be used for commercial purposes.
3. Petitioners must comply with the DEPS and DOP ZAC comments, copies of which are attached hereto and made a part thereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

1/25/21

By

L. Mignon



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 21023 SLAB BRIDGE ROAD which is presently zoned RCB
Deed References: 34223/160 10 Digit Tax Account # 0603037110
Property Owner(s) Printed Name(s) MICHAEL AND JULIE EAGAN, TRUSTEES

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED IN THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these P

Contract Purchaser/Less

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MICHAEL D EAGAN, TRUSTEE

Name #1 - Type or Print

[Signature]

Signature #1

JULIE C. EAGAN, TRUSTEE

Name #2 - Type or Print

[Signature]

Signature #2

P.O. Box 438 Monksville MD

Mailing Address

City

State

21111

Zip Code

410-365-0775

Telephone #

Email Address

ME@EAGANENT.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

[Signature]

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELANDS MD

Mailing Address

City

State

21053

Zip Code

410-419-9906

Telephone #

Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0233-A

Filing Date 9/15/2020

Do Not Schedule Dates:

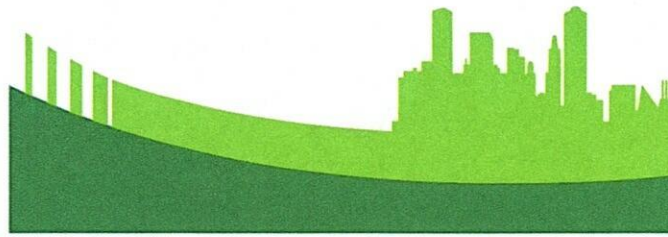
Reviewer [Signature]

Zoning Hearing Petitions Being Requested

Case # 2020-0233-A

Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street per Section 400.1 BCZR

Variance to allow an accessory structure (garage) with a height of 23 feet in lieu of the maximum height of 15 feet per Section 400.3 BCZR



Zoning Description

21023 Slab Bridge Road- 15.09 Acre Parcel
Sixth Election District Third Councilmanic District
Baltimore County, Maryland

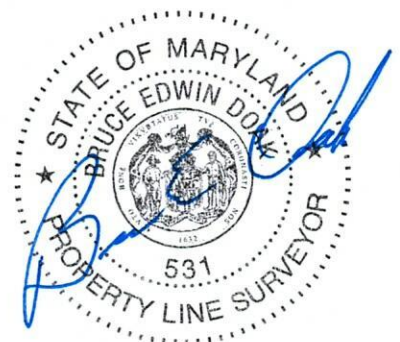
Beginning at a point in the bed of Slab Bridge Road, approximately 380 feet northerly of the centerline of Timbershed Court, thence running in the bed of Mount Carmel Road and running with and binding on the outlines of the subject property, the following course and distance, viz. 1) South 11 degrees 38 minutes East 554.40 feet, thence leaving Slab Bridge Road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz.

- 2) North 78 degrees 22 minutes East 330 feet
- 3) North 71 degrees 50 minutes East 754.97 feet and
- 4) North 15 degrees 48 minutes West 684.09 feet to a point in the bed of Slab Bridge Road, thence continuing to run in the bed of Slab Bridge Road and continuing to run with and bind on the outlines of the subject property, the six following courses and distances, viz.
- 5) South 50 degrees 24 minutes West 64.98 feet
- 6) South 61 degrees 27 minutes West 99.13 feet
- 7) South 67 degrees 55 minutes West 373.07 feet
- 8) South 68 degrees 58 minutes West 235.58 feet
- 9) South 72 degrees 18 minutes West 280.14 feet and
- 10) South 09 degrees 38 minutes East 18.69 feet to the point of beginning.

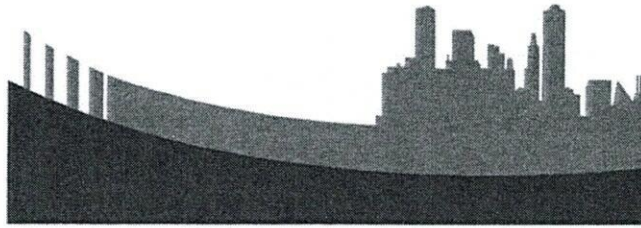
Containing 15.09 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



2020-0233-A



MM 1-19-21
10 AM

CERTIFICATE OF POSTING

December 28, 2020 (amended January 15, 2021)

Re:

Zoning Case No. 2020-0233-A

Legal Owner: Michael & Julie Eagan, Trustees

Hearing date: January 19, 2021

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 21023 Slab Bridge Road.

The signs were posted on December 28, 2020.

The signs were inspected again on January 14, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2020-0233-A

21023 Slab Bridge Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE
PROPERTY IDENTIFIED.

DATE & TIME: TUESDAY JANUARY 19, 2021 10:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS.
YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND
THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL
410-867-3668, EXT. 0.

REQUESTS:

VARIANCES 1) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE FRONT YARD OF A 15.09
ACRE CORNER PROPERTY IN LIEU OF THE SIDE YARD OR
1/3 AREA OF THE REAR YARD NOT FURTHER REMOVED
FROM A STREET. 2) TO ALLOW AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 21 FT. IN LIEU OF THE
MAXIMUM HEIGHT OF 15 FT.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

December 17, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0233-A

21023 Slab Bridge Road

N/east side of Slab Bridge Road, east of Timbershed Court

6th Election District – 3rd Councilmanic District

Legal Owners: Michael & Julie Eagan, Trustees

Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street. To allow an accessory structure (garage) with a height of 23 ft. in lieu of the maximum height of 15 ft.

Hearing: Tuesday, January 19, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Eagan, P.O. Box 438, Monkton 21111
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 30, 2020



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

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Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Eagan, P.O. Box 438, Monkton 21111
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 30, 2020

TO: THE DAILY RECORD
Wednesday, December 30, 2020 - Issue

Please forward billing to:

Bruce Doak
2801 Baker Schoolhouse Road
Freeland, MD 21053

410-419-4906

NOTICE OF ZONING HEARING

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11945446
Case #: 2020-0233-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0233-A

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

12/30/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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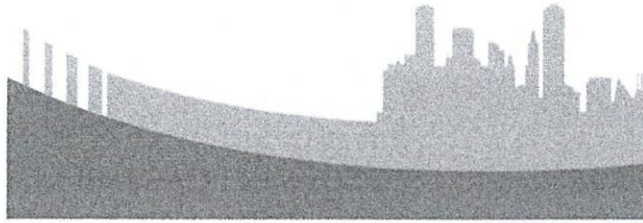
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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

d30



CERTIFICATE OF POSTING

December 28, 2020 (amended _____)

Re:

Zoning Case No. 2020-0233-A

Legal Owner: Michael & Julie Eagan, Trustees

Hearing date: January 19, 2021

Baltimore County Department of Permits, Approvals & Inspections
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The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

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MAXIMUM HEIGHT OF 15 FT.

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**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0233-A
Property Address: 21023 SLAB BRIDGE ROAD
Property Description: 15.09 ACRE PARCEL OF LAND OPPOSITE OF
TIMBERSHED COURT
Legal Owners (Petitioners): MICHAEL & JULIE EAGAN
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL EAGAN
Company/Firm (if applicable): _____
Address: P.O. Box 438
MONKTON MD 21111

Telephone Number: 410-365-0775

Revised 5/20/2014



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

January 11, 2021

Bruce E. Doak,
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2020-0233-A, 21023 Slab Bridge Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 15, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0233-A
Address 21023 Slab Bridge Road
(Eagan, Trustee Property)

Zoning Advisory Committee Meeting of **September 21, 2020**.

 X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property may have to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). (Advisory)
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Staff suggest that the property owner(s) complete, have notarized and submit a Single Lot Declaration of Intent to authorize the clearing of up to 20,000 square feet of forest for a 5-year period, in accordance with Section 33-6-103(b)(10) and Section 33-6-104 of the Code.

Reviewer: Michael S. Kulis, NRS 410-887-3980

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-233A

INFORMATION:

Property Address: 21023 Slab Bridge Road
Petitioner: Michael & Julie Eagan, Trustees
Zoning: RC 8
Requested Action: Variance

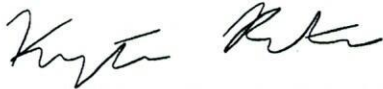
Department of Planning has reviewed the petition for a Variance to allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street per Section 400.1 BCZR and a Variance to allow an accessory structure (garage) with a height of 23 feet in lieu of the maximum height of 15 feet per Section 400.3 BCRZR.

The Department of Planning has no objections to the requested relief provided certain performance standards, as established in BCZR § 1A09.7.C2 and discussed below, are followed:

- Buildings should reflect the traditional rural character of the area in architectural form, scale, materials and detailing and in landscaping context.
- All of the exterior walls of a building must be treated similarly with respect to materials, color and architectural details.

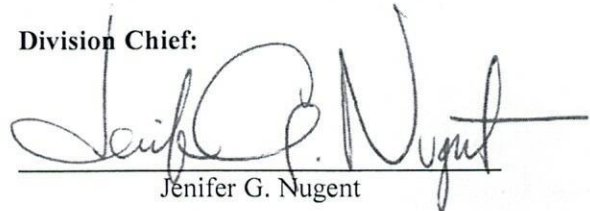
It should also be noted that the garage shall not be used for residential or commercial purposes. For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Megan Benjamin
Bruce E. Doak, Bruce E. Doak Consulting LLC.
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-19-21 10 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-233A

DATE: 12/23/2020

INFORMATION:

Property Address: 21023 Slab Bridge Road
Petitioner: Michael & Julie Eagan, Trustees
Zoning: RC 8
Requested Action: Variance

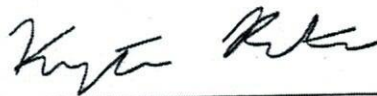
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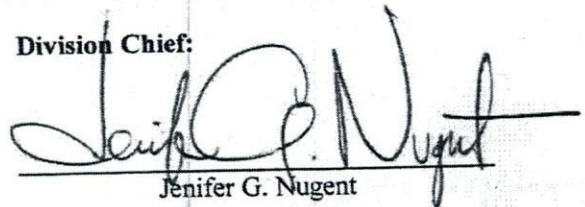
It should also be noted that the garage shall not be used for residential or commercial purposes. For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Megan Benjamin
Bruce E. Doak, Bruce E. Doak Consulting LLC.
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date: 1/25/21

By: Mignon

1-19-21 10 AM

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

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INFORMATION:

Property Address: 21023 Slab Bridge Road
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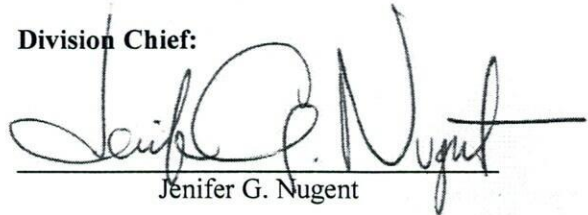
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Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Megan Benjamin
Bruce E. Doak, Bruce E. Doak Consulting LLC.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 01 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0233-A
Address 21023 Slab Bridge Road
(Eagan, Trustee Property)

Zoning Advisory Committee Meeting of **September 21, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property may have to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). (Advisory)

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Staff suggest that the property owner(s) complete, have notarized and submit a Single Lot Declaration of Intent to authorize the clearing of up to 20,000 square feet of forest for a 5-year period, in accordance with Section 33-6-103(b)(10) and Section 33-6-104 of the Code.

Reviewer: Michael S. Kulis, NRS

410-887-3980

ORDER RECEIVED FOR FILING

Date 1/25/21

By DM

C:\Users\dwiley\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\M00Z6SWN\ZAC 20-0233-A 21023 Slab Bridge Road.doc

CHECKLIST

1/19/21
@ 10:00

Comment
Received

✓ ltr
✓ order

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

12/28/20

by

B Doak

SIGN POSTING (2nd)

Date:

1/14/21

by

B Doak

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

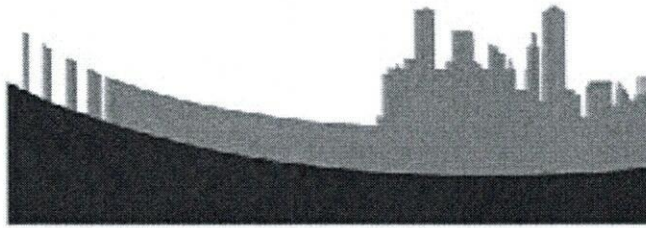
☒

Comments, if any: _____

Panelist List

2020-0233-A

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Bruce Doak	bdoak@bruceedoakconsulting.com	1-	New York Time	English	U.S.
Chelsea Whitaker	info@takingthelead.org	1-	New York Time	English	U.S.
Michael Eagan	me@eaganent.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



1/25/21
D. Magon

CASE #2020- 0233-A EXHIBITS
(In the order of submittal)

- 1) Plan to Accompany a Zoning Petition
- 2) Aerial photo
- 3) Site photo key sheet
- 4) Site photos A- F
- 5) Architectural elevations

BD
3-1-21

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

[illegible]

Zoning: R C, 8 There are no previous zoning cases on the subject parcels.

Front: 35 feet from the right of way of a public road
Side: 30 feet from any principal building
Rear: 50 feet from the rear lot line

1. The existing dwelling is currently served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chemung-appeal Clay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Regional Planning District: Hereford / Maryland Line District Code: 303

1. The subject dwelling is not historic. The subject property is not in a historic district.

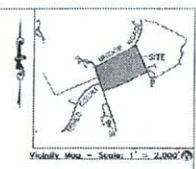
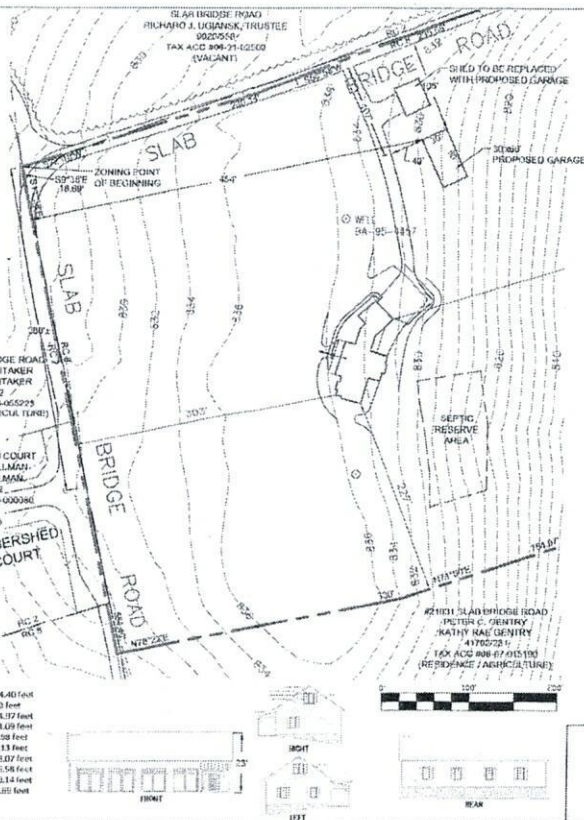
Construct a garage for residential use



Heavings & Distances

11South 11 degrees 38 minutes East 554.40 feet
29North 78 degrees 27 minutes East 430 feet
30North 71 degrees 50 minutes East 554.37 feet
43North 15 degrees 48 minutes West 634.09 feet
53South 50 degrees 24 minutes West 64.58 feet
61South 63 degrees 27 minutes West 99.13 feet
73South 67 degrees 50 minutes West 573.07 feet
81South 68 degrees 54 minutes West 525.58 feet
93South 72 degrees 18 minutes West 202.14 feet
101South 09 degrees 38 minutes East 15.81 feet

15.09 Answer



Pet. Ex. #1

Baltimore County - My Neighborhood



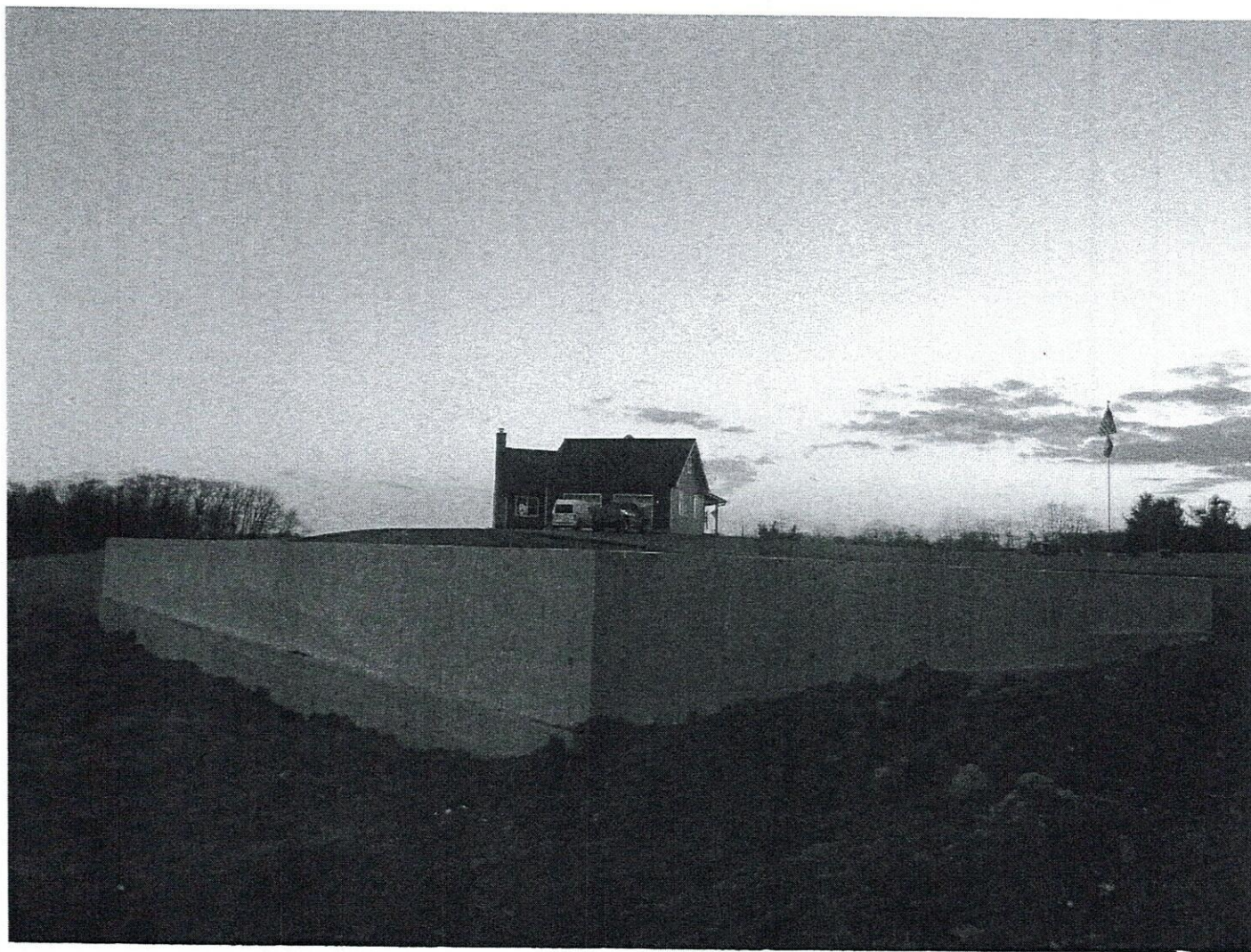
Pet. Ex. #2



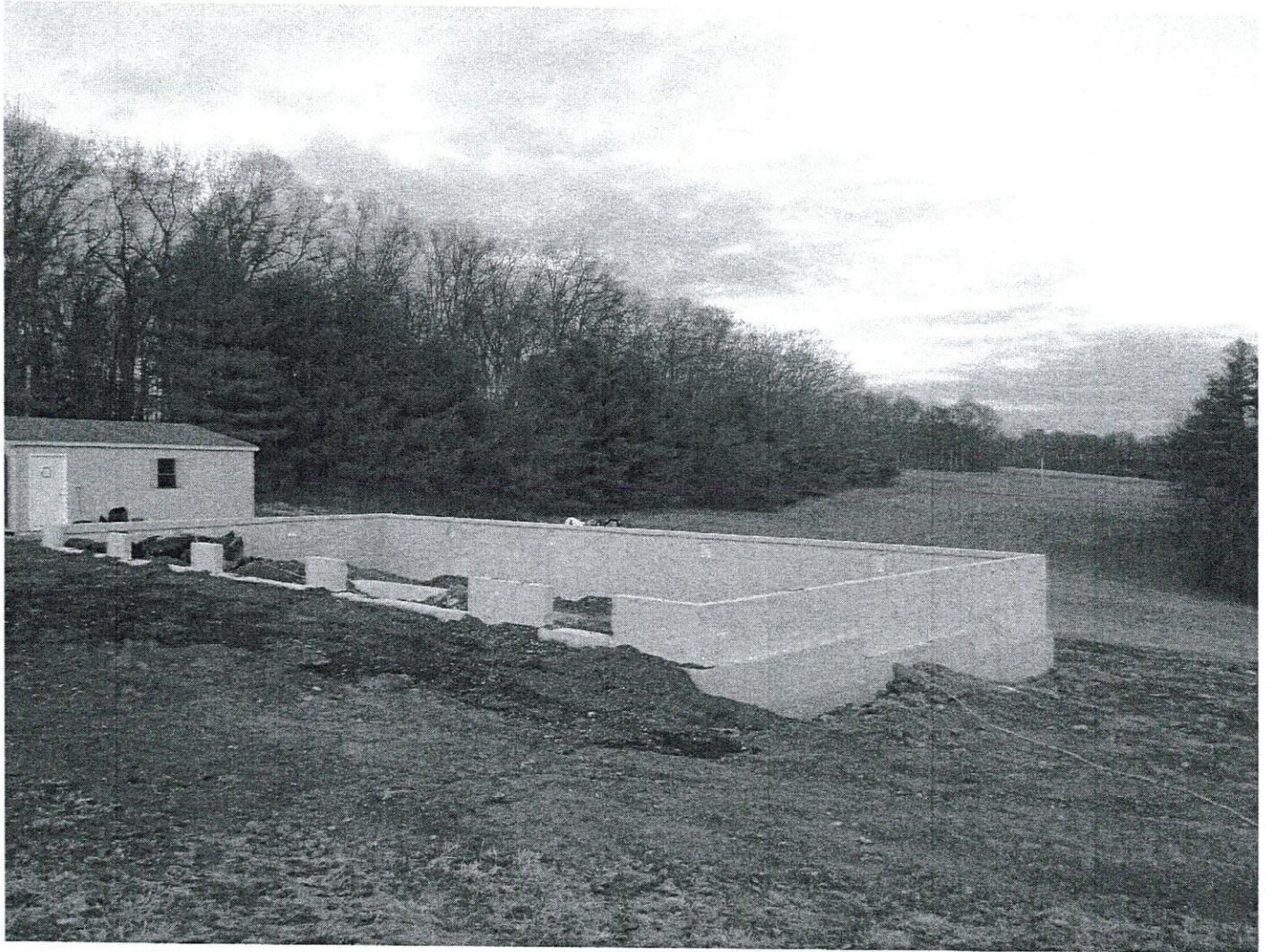
PET. EX. 4A



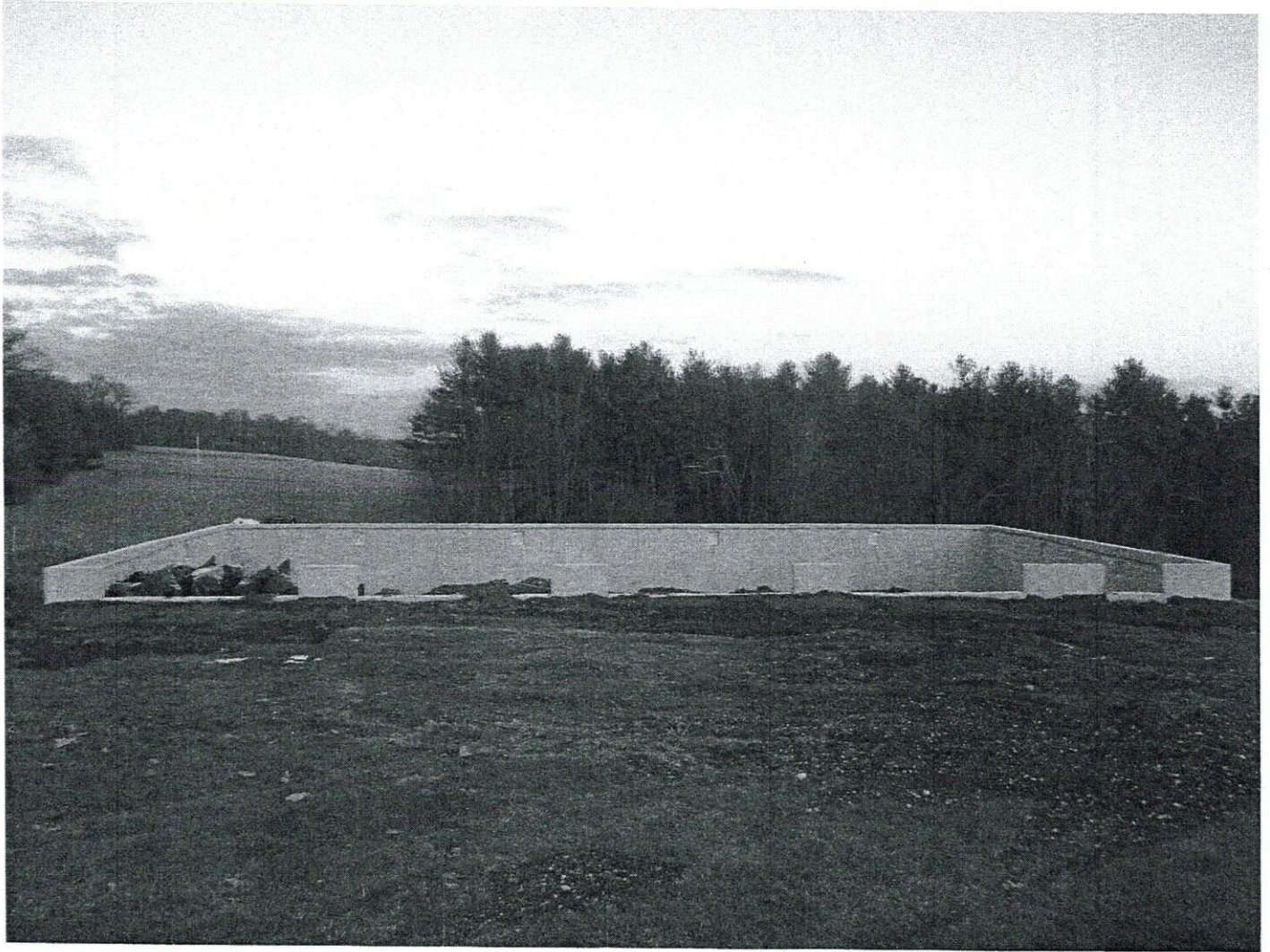
PET. Ex 4B



Pet. Ex 4C



PET. Ex #4D



Pet. Ex #45

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 01 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0233-A
Address 21023 Slab Bridge Road
(Eagan, Trustee Property)

Zoning Advisory Committee Meeting of **September 21, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

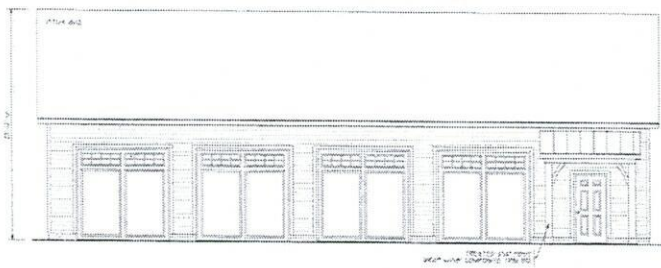
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Reviewer: Michael S. Kulis, NRS

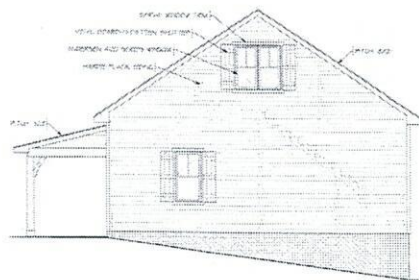
410-887-3980



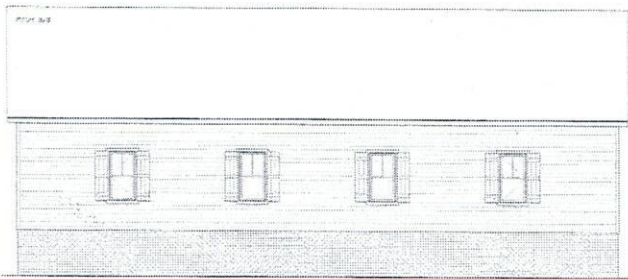
Pgt. Ex. #4F



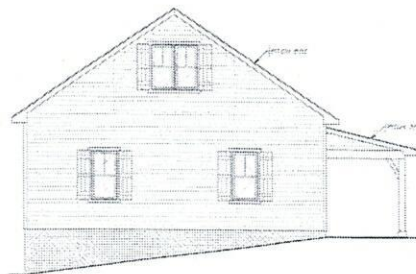
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

CREATIVE OUTLOOKS, LLC
 1000 N. 10TH AVE. SUITE 100
 DENVER, CO 80202
 (303) 733-1100
 www.creativeoutlooks.com

DATE: 01/15/2015
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: 15-001

15-001-01

Pet. Ex. #5

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Sunday, January 17, 2021 6:43 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

1/25/2021
D.M.

Results of Form Submission

Request to Testify

Label	Value
First Name	Chelsea
Last Name	Whitaker
Email	info@takingthelead.org
Phone	4436901176
Address	21000 Slab Bridge Road
City	Freeland
State	Maryland
ZIP Code	21053
Case Number	2020-0233-A
Scheduled Hearing Date	1/19/21

Donna Mignon

Subject: Web seminar updated: Zoning Hearing - 21023 Slab Bridge Road - Case No: 2020-0233-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97d7418>
Start: Tue 1/19/2021 10:00 AM
End: Tue 1/19/2021 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start your Webex event here.

Event number: 180 424 0511

Event password: 1234

Panelist password: The Event has no Panelist Password

Tuesday, January 19, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7542b64406508402942d700b54>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804240511@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 422307

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e6c3b81cbc64a85fbf55ad82443fece54>

Need help? Go to <https://help.webex.com>

1-19-21
10 Am

Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Wednesday, December 30, 2020 7:50 PM
To: Donna Mignon
Cc: Administrative Hearings
Subject: Case #2020- 0233-A Exhibits
Attachments: Zoning hearing exhibits list .pdf; Exhibit #1.pdf; Exhibit #2.pdf; Exhibit #3.pdf; Exhibit #4.pdf; Exhibit #5.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This message from bdoak@bruceedoakconsulting.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna,

Please send an INVITE to Mike Eagan at me@eaganent.com as a panelist

I have enclosed the exhibits for the hearing.

*Already
invited ✓*

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

Donna Mignon

From: Kristen L Lewis
Sent: Friday, December 18, 2020 9:21 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0233-A

Another one

Case Number: 2020-0233-A
21023 Slab Bridge Road
Petitioner: Michael Eagan – ME@EAGANENT.COM
Rep. – Bruce Doak – Bdoak@bruceconsulting.com
Hearing – 1/19/21 at 10:00 a.m.

Kristen Lewis
P&I – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Friday, December 18, 2020 9:27 AM
To: Kristen L Lewis; Debra Wiley
Subject: LINK - RE: Webex 2020-0233-A

Top of Form

Event Information

Event: Zoning Hearing - 21023 Slab Bridge Road - Case No: 2020-0233-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Date and time: Tuesday, January 19, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0233-A
Address: 21023 Slab Bridge Road
Michael Eagan
Event number: 180 424 0511
Event password: 1234
Host key: 490347
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 422307
Video Address: 1804240511@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 180 424 0511
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No

Custom registration form:
After registration, go to URL:

No

Bottom of Form
Top of Form

Bottom of Form
© 2020 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#)[Terms of Service](#)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, December 18, 2020 9:21 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0233-A

Another one

Case Number: 2020-0233-A
21023 Slab Bridge Road
Petitioner: Michael Eagan – ME@EAGANENT.COM
Rep. – Bruce Doak – Bdoak@bruceconsulting.com
Hearing – 1/19/21 at 10:00 a.m.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 21023 Slab Bridge Road - Case No: 2020-0233-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97d7418>
Start: Tue 1/19/2021 10:00 AM
End: Tue 1/19/2021 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 424 0511

Tuesday, January 19, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed605a6488f286a5280d74f93b97>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7542b64406508402942d700b54>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804240511@baltimorecountymd.webex.com

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<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e6c3b81cbc64a85fbf55ad82443fece54>

Need help? Go to <https://help.webex.com>

ZAC AGENDA

Case Number: 2020-0233-A **Reviewer:** Rosalie Johnson

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: Michael & Julie Eagan, Trustee

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 21023 SLAB BRIDGE RD

Location: At the North East side of Slab Bridge Road, East of Timbershed Court.

Existing Zoning: RC-8

Area: 15.09 AC

Proposed Zoning:

VARIANCE:

To allow an accessory structure (garage) to be located in the front yard of a 15.09 acre corner property in lieu of the side yard or 1/3 area of the rear yard not furthest removed from a street per Section 400.1 BCZR.

To allow an accessory structure (garage) with a height of 23 feet in lieu of the maximum height of 15 feet per Section 400.3 BCZR.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Account Identifier: District - 06 Account Number - 0603037110		
Owner Information		
Owner Name:	EAGAN MICHAEL D TRUSTEE EAGAN JULIE C TRUSTEE	Use: AGRICULTURAL Principal Residence: NO
Mailing Address:	P O BOX 438 MONKTON MD 21111-	Deed Reference: /34223/ 00160
Location & Structure Information		
Premises Address:	21023 SLAB BRIDGE RD FREELAND 21053-	Legal Description: 15.09 AC SWS SLAB BRIDGE RD 3960 W MIDDLETOWN RD
Map:	Grid:	Parcel:
0005	0011	0074
Neighborhood:	Subdivision:	Section:
6010001.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2016	3,643 SF	
Property Land Area	County Use	
15.0900 AC	05	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	3 full
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	90,700	90,700
Improvements	407,200	473,300
Total:	497,900	564,000
Preferential Land:	5,200	5,200
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		519,933
		541,967
Transfer Information		
Seller: EAGAN MICHAEL C, TRUSTEE	Date: 09/18/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34223/ 00160	Deed2:
Seller: GENTRY EDITH SHALLENBERGER	Date: 12/20/2012	Price: \$265,000
Type: ARMS LENGTH IMPROVED	Deed1: /32953/ 00144	Deed2:
Seller: GENTRY PETER C ET AL TRUSTEES	Date: 05/23/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30977/ 00121	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 21023 SLAB BRIDGE ROAD which is presently zoned RCB
 Deed References: 34223/160 10 Digit Tax Account # 0603037110
 Property Owner(s) Printed Name(s) MICHAEL AND JULIE EAGAN, TRUSTEES

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED IN THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MICHAEL D EAGAN, TRUSTEE JULIE C. EAGAN, TRUSTEE
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

P.O. Box 438 MONKTON MD
 Mailing Address City State

21111 410-365-0775
 Zip Code Telephone # Email Address

ME@EAGANENT.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print

[Signature]
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREETLAND MD
 Mailing Address City State

21053 410-419-4906
 Zip Code Telephone # Email Address

BRUCE@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2020-0233-A Filing Date 9/15/2020 Do Not Schedule Dates: Reviewer PJ

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Account Identifier: District - 06 Account Number - 0603037110		
Owner Information		
Owner Name:	EAGAN MICHAEL D TRUSTEE EAGAN JULIE C TRUSTEE	Use: AGRICULTURAL Principal Residence: NO
Mailing Address:	P O BOX 438 MONKTON MD 21111-	Deed Reference: /34223/ 00160
Location & Structure Information		
Premises Address:	21023 SLAB BRIDGE RD 0-0000	Legal Description: 15.09 AC SWS SLAB BRIDGE RD 3960 W MIDDLETOWN RD
Map: 0005	Grid: 0011	Parcel: 0074
Neighborhood: 6010001.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 2016	Above Grade Living Area 3,643 SF	Finished Basement Area
		Property Land Area 15.0900 AC
		County Use 05
Stories 1 1/2	Basement YES	Type STANDARD UNIT
Exterior SIDING/	Quality 5	Full/Half Bath 3 full
Garage 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	90,700	90,700
Improvements	407,200	473,300
Total:	497,900	564,000
Preferential Land:	5,200	519,933
		541,967
		5,200
Transfer Information		
Seller: EAGAN MICHAEL C, TRUSTEE	Date: 09/18/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34223/ 00160	Deed2:
Seller: GENTRY EDITH SHALLENBERGER	Date: 12/20/2012	Price: \$265,000
Type: ARMS LENGTH IMPROVED	Deed1: /32953/ 00144	Deed2:
Seller: GENTRY PETER C ET AL TRUSTEES	Date: 05/23/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30977/ 00121	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: AGRICULTURAL TRANSFER TAX		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0233-A

